



For Sale: Office

Here is where
your business
will *grow*.

14 Birch Avenue

Turnkey High-end Office Property in Rosedale

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Here is where your business will *grow*.

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14 Birch Avenue

An office building ideal either for owner-occupier or potential for multiple tenants.



Building Size

10,300 SF
& 1,400 SF Basement
(usable space & storage area)



Site Area

5,622 SF

Frontage

Irregular

Birch Street: 20.36 ft

Rear: approx. 56.36 ft



Asking Price

\$11,999,000



Listing Agent

Noah Schwartz*

Senior Vice President,
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*Sales Representative

Property Highlights

- 3 floors: Single / Multiple Users
- Modern build-out: Mix of Private Offices + Collaborative Work Areas
- 4 parking spots out front (2 x 2)
- Secure entryway and elevator
- Transit oriented, walking distance from Summerhill Subway Station
- Patios and courtyard

14 Birch Avenue

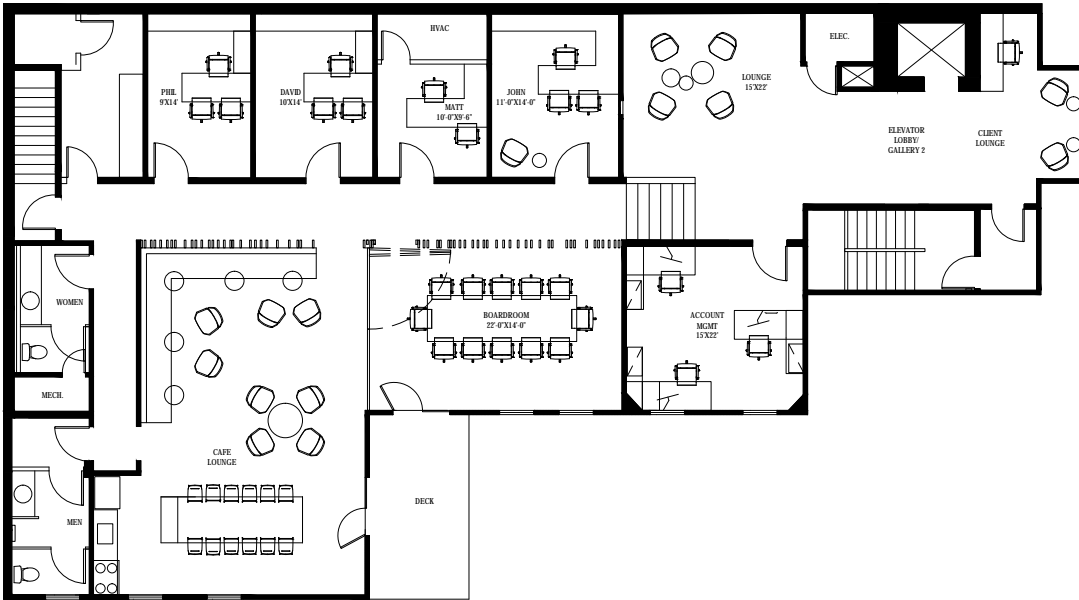
Amenities Map



14 Birch Avenue

Floor Plans

3rd Floor



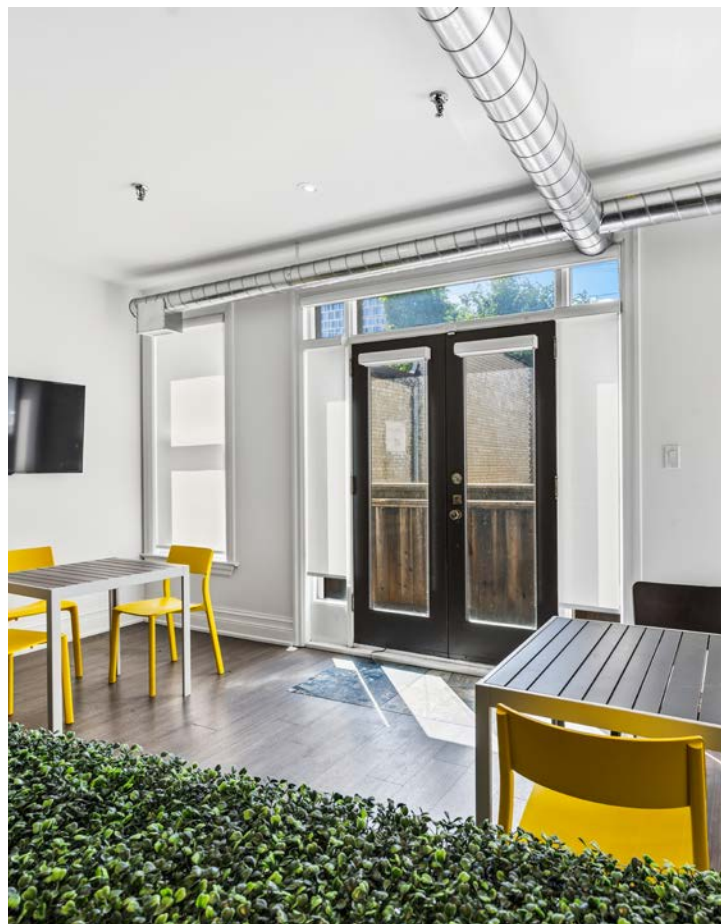
14 Birch Avenue

Ground Floor



14 Birch Avenue

2nd Floor



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14 Birch Avenue

3rd Floor

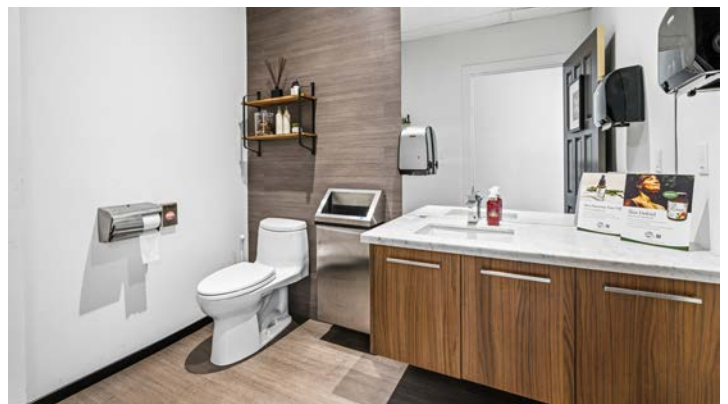


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Building



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